

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
April 9, 2008**

The Highland Redevelopment Commission (“Commission”, “RC”) met in Study Session on Wednesday, April 9, 2008 at 6:32 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by President Adam Gawlikowski. The minutes were prepared by Cecile Petro, Redevelopment Director.

**ROLL CALL:** Present on silent roll call included Commissioners: Jim Kessler, Dominic Noce and Adam Gawlikowski. Brice Johnson entered at 6:58. Also in attendance were Town Council President Bernie Zemen, Attorney Carol Green-Fraley and Economic Development Commissioner George VandeWerken (entered at 6:52 PM).

**General Substance of the Study Session**

Redevelopment Commissioners reviewed the **agenda, minutes, and claims for the Public Meeting**. No comments were received.

Commissioners asked if a resolution was necessary to recommend a **tax abatement** for Bell Parts Supply. The Director stated that a vote would be sufficient.

Director Petro stated that Resolution 2008-01, designating a **Riverfront Development District** had been modified slightly to reflect discussion from the last RC meeting.

The RC attorney, Carol Green-Fraley updated the Commissioners on the **modified Economic Development Area Plan for the Highland Acre site**. She stated that a new declaratory resolution would be in order for the plan to move forward to the Plan Commission. Once approved by the Plan Commission it would go before the Town Council and then back to the Redevelopment Commission for a confirmatory resolution.

**ADJOURNMENT:**

**The Study Session was adjourned at 6:59PM** for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION  
PUBLIC MEETING  
April 9, 2008**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on March 12, 2008 at 7:02 PM in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order.

**ROLL CALL:**

Present on roll call included Redevelopment Commissioners Jim Kessler, Adam Gawlikowski, Dominic Noce and Brice Johnson. Also in attendance were Town Council President Bernie Zemen, Economic Development Commissioner George VandeWerken, and Attorney Carol Green-Fraley. Taking minutes for the meeting was Redevelopment Director Cecile Petro.

**MINUTES OF PREVIOUS SESSIONS:**

Commissioner Noce made a motion to accept the minutes of the Public Meeting and Study Session of February 13, 2008 and the Study Session of February 27, 2008 as posted. Commissioner Kessler seconded the motion. **Motion carried 4 ayes and 0 nays.**

**SPECIAL ORDERS: None**

**COMMUNICATIONS: None**

**UNFINISHED BUSINESS AND GENERAL ORDERS: None**

**NEW BUSINESS:**

Commissioner Johnson made a motion to recommend a ten year tax abatement for Bell Parts Supply to the Town Council. Commissioner Noce seconded the motion. **Motion passed 4 ayes and 0 nays.**

Commissioner Kessler made a motion to adopt Resolution 2008-01, a Resolution of the Highland Redevelopment Commission to Designate a Riverfront Development District with Appendix A. Commissioner Noce seconded the motion. **Motion carried 3 ayes, 0 nays, and 1 abstention.** Commissioner Johnson abstained due to ownership of property within the proposed Riverfront Development District.

**ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:**

Commissioner Johnson made a motion to pay accounts payable vouchers as posted and discussed. Commissioner Kessler supported the motion. **Motion passed 4 ayes and 0 nays.**

**BUSINESS FROM THE COMMISSIONERS:**

Commissioner Johnson reported that more engineering firms have moved into Highland and have created about 60 to 75 jobs.

**PUBLIC COMMENTS: None**

**NEXT MEETING:**

The Redevelopment Commission will meet in a full study session on April 23, 2008. The next public meeting will be on May 14, 2008, with a study session before and following the public meeting.

**ADJOURNMENT:**

Commissioner Johnson made a motion to adjourn. Commissioner Noce seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:17 PM.**

# **HIGHLAND REDEVELOPMENT COMMISSION RESOLUTION 2008-01**

## **A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION TO DESIGNATE A RIVERFRONT DEVELOPMENT DISTRICT**

**WHEREAS**, IC 7.1-3-20-16 allows for and authorizes the issuance of specified, non-transferable permits to sell alcoholic beverages for on premises consumption in a restaurant on land or in a historic river vessel within a municipal riverfront development project funded in part with state and town money; and

**WHEREAS**, IC 7.1-3-20-16.5 allows for and authorizes the issuance of a retailer's permit to sell alcoholic beverages to the proprietor of a restaurant that is located in a facility that is located within the boundaries of a riverfront development district that is established by ordinance pursuant to IC 36-7-11-7; and

**WHEREAS**, the Highland Redevelopment Commission has reviewed the following area for the Riverfront Development District:

COMMENCING at the intersection of the Little Calumet River and five hundred (500) feet West of the centerline of Indianapolis Boulevard;

THENCE: Southeast parallel to Indianapolis Boulevard for three thousand (3000) feet;

THENCE: East, if Ross Street was extended, to Fifth Street;

THENCE: North to the Little Calumet River; and

THENCE: West along the easement of the Little Calumet River to five Hundred (500) feet West of Indianapolis Boulevard.

**NOW, THEREFORE, BE IT RESOLVED** that the area set out above as the Highland Riverfront Development District, herein attached as Appendix A (map), as an area set apart for development and redevelopment as part of a municipal riverfront project and qualifying for all applicable provisions, such as the above, under the Indiana Code, the Highland Redevelopment Commission designates as its Riverfront Development District. **ADOPTED AND PASSED** by the Redevelopment Commission of Highland, Indiana, this 9<sup>th</sup> Day of April, 2008.

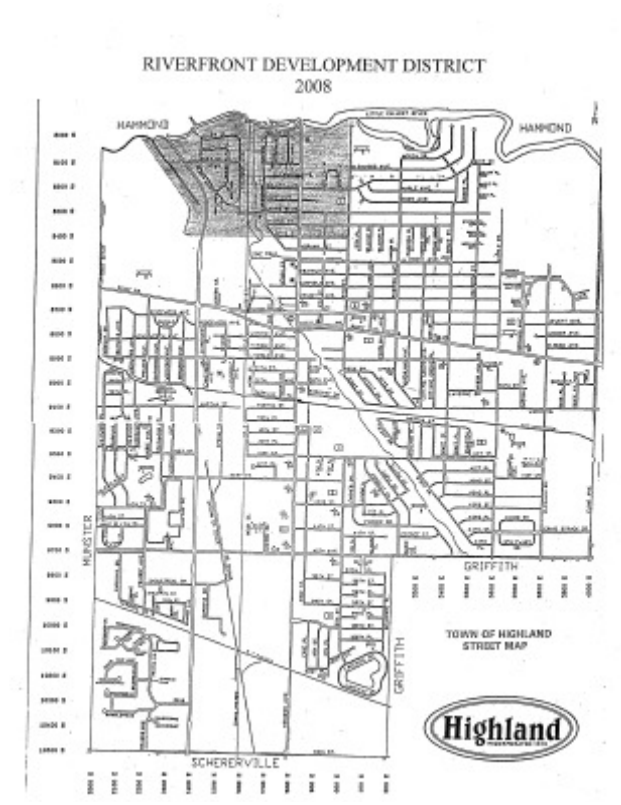
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Adam Gawlikowski  
Redevelopment Commission, President

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Dominic Noce  
Redevelopment Commission, Secretary

## **APPENDIX A**



**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION RECONVENED  
April 9, 2008**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened at 7:22 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

**ROLL CALL:**

Commission members present were Jim Kessler, Dominic Noce, Brice Johnson, and Adam Gawlikowski. Also in attendance were Economic Development Commissioner George VandeWerken, Attorney Carol Green-Fraley and Redevelopment Director Cecile Petro.

**General Substance of the Reconvened Study Session**

**1. Discussion of the proposed modified Economic Development Area Plan for the Northwest Corner of Indianapolis Boulevard and Main Street**

Attorney Green-Fraley stated that the Plan’s Declaratory Resolution will probably be ready for the Redevelopment Commission by the next public meeting. She added that this document will eliminate the factual basis to establish a Redevelopment Area

**2. Bult Oil**

Commissioners discussed hiring an assessor to value the Bult Oil property once we receive the deed to the property. They also discussed whether to ask the Plan Commission for rezoning of that property from a light industrial use to a business classification.

**3. Redevelopment Area Expansion**

The Commission discussed several options for expansion of the Redevelopment Area and directed Ms. Petro to prepare a declaratory resolution for the next public meeting. The area will include Ridge Road (roadway only) from Fifth Street to Cline Avenue (approximately eleven acres) and Sharp Athletic Complex (approximately 21.5 acres).

**4. Areas of concern**

President Gawlikowski presented his idea for the RC members to become more involved in redevelopment efforts by assuming responsibility for specific areas. He will discuss this further with the Commission at their next meeting.

**5. Pro-forma for the Gateway**

Economic Development Commissioner, George VandeWerken, presented his pro-forma on the Gateway area. He stated that he and the Director have met with all of the Town Council members and the Clerk-Treasurer to discuss the pro-forma. The reception has been positive.

**ADJOURNMENT**

**The Study Session was adjourned at 9:45PM by general consent.** Minutes were prepared by Redevelopment Director, Cecile Petro.